

Development details

Application number	SSD-100907461
Project name	410-432 and 147-183 Oxford Street, Bondi Junction
Location	147-183 Oxford Street, 410-432 Oxford Street, Bondi Junction within Waverley
Applicant	The Trustee for Apt Hold Trust 4
Date of issue	12 January 2026

Content and guidance

The concurrent rezoning should be clearly described in a Rezoning Report or as part of the EIS which includes the following information.

Contents

Item	Supporting Information
1. Rezoning proposal • Site description • Local context • Proposed development	This section shall include: - the legal description of the site - relevant maps or diagrams - full description of the proposed development.
2. Proposed Amendments • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide an explanation of proposed amendments. • Land application • Land use zoning • Height of buildings • Floor space ratio • Minimum allotment sizes (if applicable) • Provision of affordable housing • Site specific provisions • Development Control Plan (DCP) (if applicable) • State Environmental Planning Policies (SEPPs)	An explanation of the provisions that are to be included in the proposed legislative changes. This section should be clearly stated and contain enough information on the proposal including but not limited to: proposed zones and/or development standards if known at this stage.

Item	Supporting Information
• Contributions - State contributions - Local contributions	
3. Strategic and Site-Specific Merit • Regional Plans and strategies • Local strategic documents (e.g. LSPS, Housing Strategy)	- The proposals demonstrated alignment with the NSW strategic planning framework or current government priority. - A proposal's demonstrated environmental, social and economic impact on the site and surrounds and ability to be accommodated within the capacity of the current and/or future infrastructure and services.
4. Relevant Issues Including, but not limited to the following: • Connecting with Country • Environmental - Flooding - Bushfire - Biodiversity - Contamination - Heritage • Social and Economic - Urban Design - Affordable housing - Public benefit • Infrastructure funding and delivery - Transport	The section shall cover off all relevant issues relating to the subject site and proposed changes. Economic Impact Analysis

Item	Supporting Information
- Utilities	
5. Consultation	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.
6. Annexures Proposed statutory maps.	Include details of the existing and proposed maps, where relevant, to identify the effect of the proposed changes and the area to which it applies.